



718 Hermosa Ave, Hermosa Beach
\$2,195,000



REAL ESTATE

Offering Memorandum

Triplex

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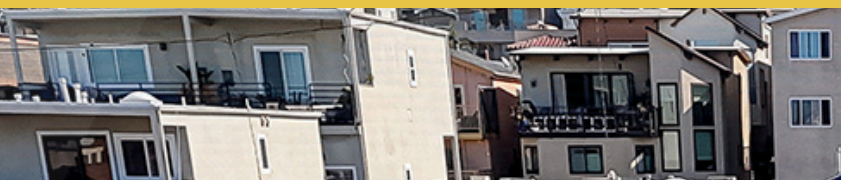
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REAL ESTATE



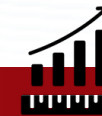
INVESTMENT OVERVIEW



LOCATION
HERMOSA BEACH, CA



NUMBER OF UNITS
2 LEGAL + 1 NON-CONFORMING



RENTABLE SF
1,973 SF



YEAR BUILT
1912



THE OPPORTUNITY

718 Hermosa Avenue offers a classic Hermosa Beach investment opportunity just steps from the sand and a short walk to downtown Hermosa and the Pier. The property consists of three units: a 2br/1ba unit and two studio units. A legal duplex configured as a triplex, 718 Hermosa provides flexible ownership and income possibilities. BOTH STUDIO UNITS WILL BE DELIVERED VACANT, creating an immediate opportunity for an investor, developer, or an owner-user beach retreat with rental income. The property retains its vintage California beach cottage character. Located just moments from the beach and within easy reach of Hermosa's restaurants, shops, and vibrant pier area, 718 Hermosa Ave presents a rare chance to acquire a versatile coastal property with both current income and long-term potential in one of the South Bay's most sought-after neighborhoods.

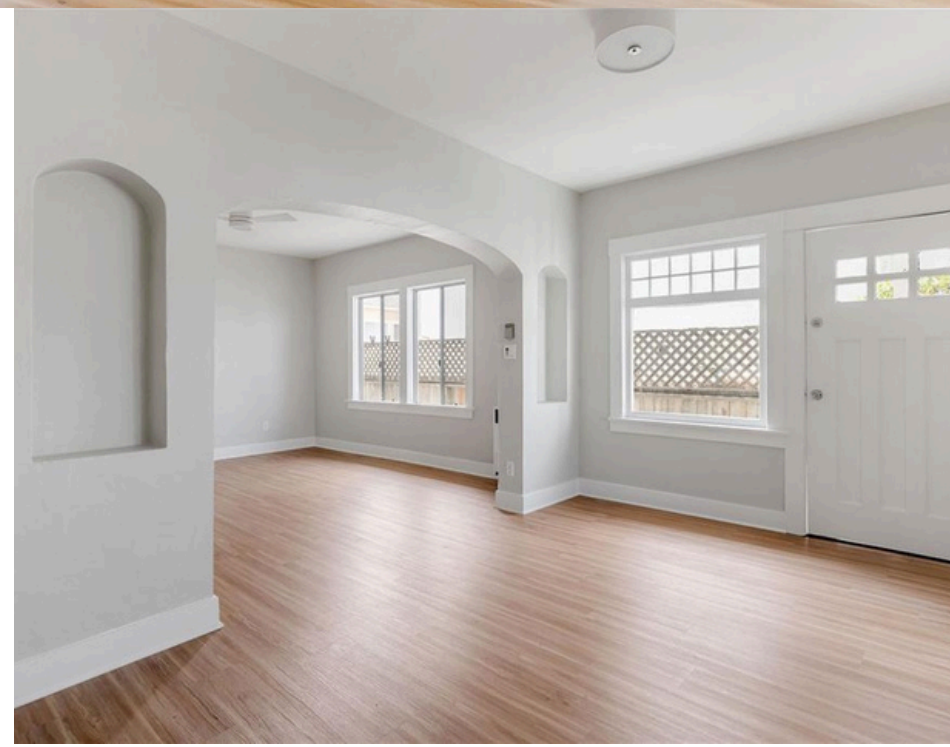
SALE NOTES

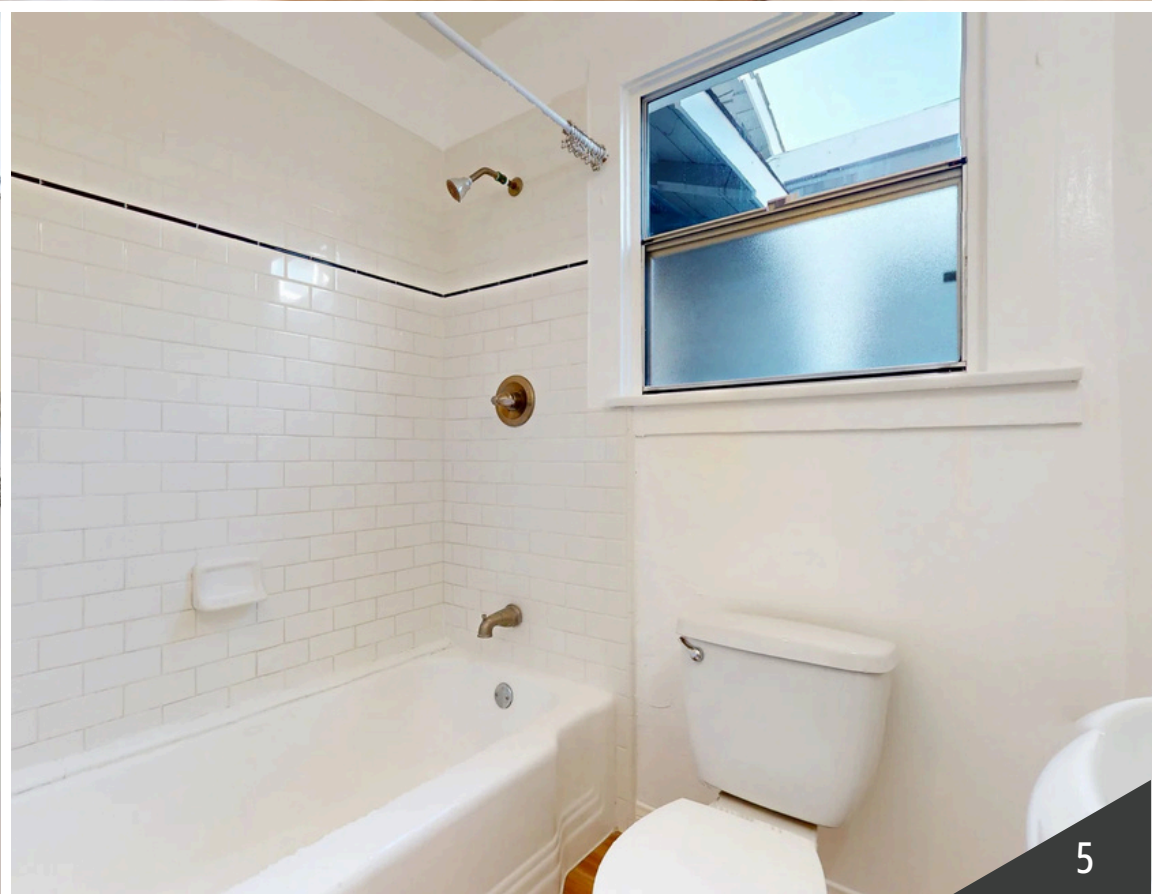
- Showings by appointment only - property to be sold as-is.
- Please no walking the property - do not contact or discuss sale with tenants or property employees



PROPERTY HIGHLIGHTS

- Legal duplex with non-conforming studio
- Gross Building Area: 1,973 SF
- Vintage California beach cottage character
- Both studios to be delivered vacant
- A+ location within walking distance to Hermosa pier and downtown

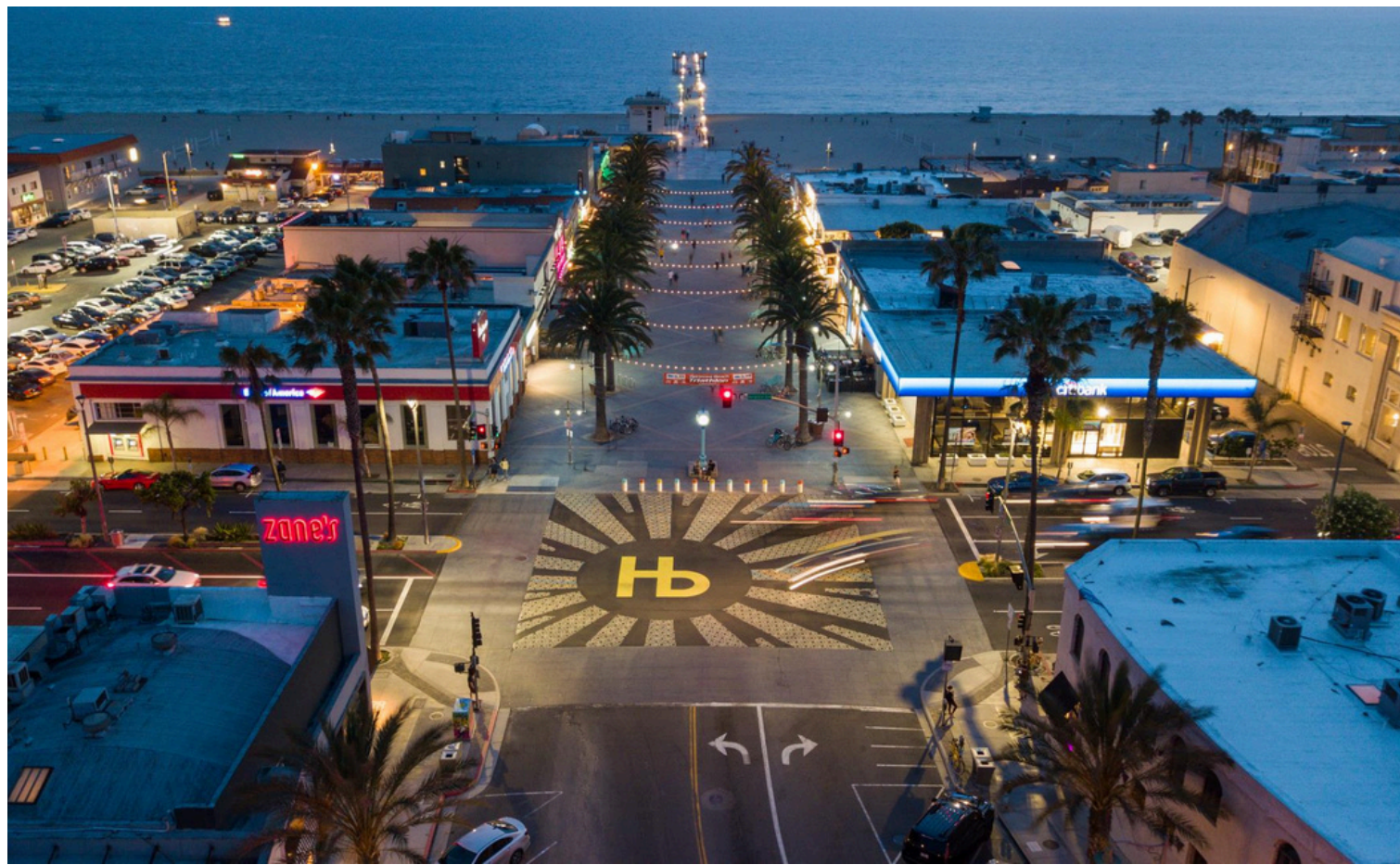




AREA OVERVIEW

Hermosa Beach

Hermosa Beach is a compact, high-income coastal community in the South Bay known for its surf culture and steady tourism. Though only 1.4 square miles, it draws hundreds of thousands of visitors each month in summer, supporting a lively retail and hospitality scene. The city's economy has shifted toward professional and creative services while preserving its small-town character. With limited land, high incomes, and tight zoning, property values remain strong. Hermosa's development focus is on careful revitalization of existing stock, mixed-use infill, and sustainability, offering investors high barriers to entry and resilient demand.



Hermosa Beach Enhancements

Hermosa Beach is experiencing a thoughtful wave of public and private reinvestment aimed at enhancing livability, sustainability, and coastal vitality. City initiatives emphasize streetscape beautification, pedestrian connectivity, and the modernization of public spaces, particularly around Pier Avenue and The Strand. Local redevelopment plans encourage mixed-use infill that integrates boutique retail, dining, and residential living while maintaining Hermosa's authentic beach-town identity. Environmental programs focused on coastal resilience, renewable energy, and stormwater management are reinforcing the city's long-term sustainability goals. Working closely with residents and local businesses, Hermosa Beach leadership continues to ensure that growth supports both community character and economic strength, fostering a balanced environment for residents, visitors, and investors alike.

FINANCIAL OVERVIEW

UNIT MIX & SCHEDULED INCOME

Unit	Bed	Bath	SF	Current Rent	Market Rent	Rent after Reno
718	2	1	900	\$3,995	\$4,000	\$4,250
724a	0	1	623	Vacant	\$2,500	\$3,250
724b*	0	1	450	Vacant	\$2,500	\$2,750
TOTAL	2	3	1,973	\$3,995	\$9,000	\$10,250

* NON-CONFORMING

2025 ANNUAL OPERATING SUMMARY

	718 Hermosa Avenue	Monthly	Annual
INCOME	NSF Fee Income	\$2	\$25
	Rent Income	5,727.52	68,730.22
	Total Income	\$5,729.60	\$68,755
EXPENSES	Administrative Expenses	\$43.38	\$520.6
	Total Administrative Expenses	\$43.38	\$520.6
Advertising	3D Scanning	\$24.92	\$299.0
	Internet Listing Services	\$24.17	\$289.99
	Total for Advertising	\$49.08	\$589.0
Appliances	Appliances	\$255.04	\$3,060.4
General Building Repairs	Common Area - General	\$1,651.99	\$19,823.9
	Common Area - Plumbing	\$362.50	\$4,350.00
	Roof Repair	\$87.50	\$1,050.0
	Walkways and Decks	\$1,373.13	\$16,477.50
	Total for General Building Repairs	\$3,475.12	\$41,701.4
Grounds Maintenance	Pest Control	\$286.70	\$3,440.4
	Total for Grounds Maintenance	\$286.70	\$3,440.4
Legal and Professional Fees	Leasing Fee	\$41.7	\$500.0
	Management Fees	\$304.0	\$3,648.0
	Total for Legal and Professional Fees	\$345.7	\$4,148.0

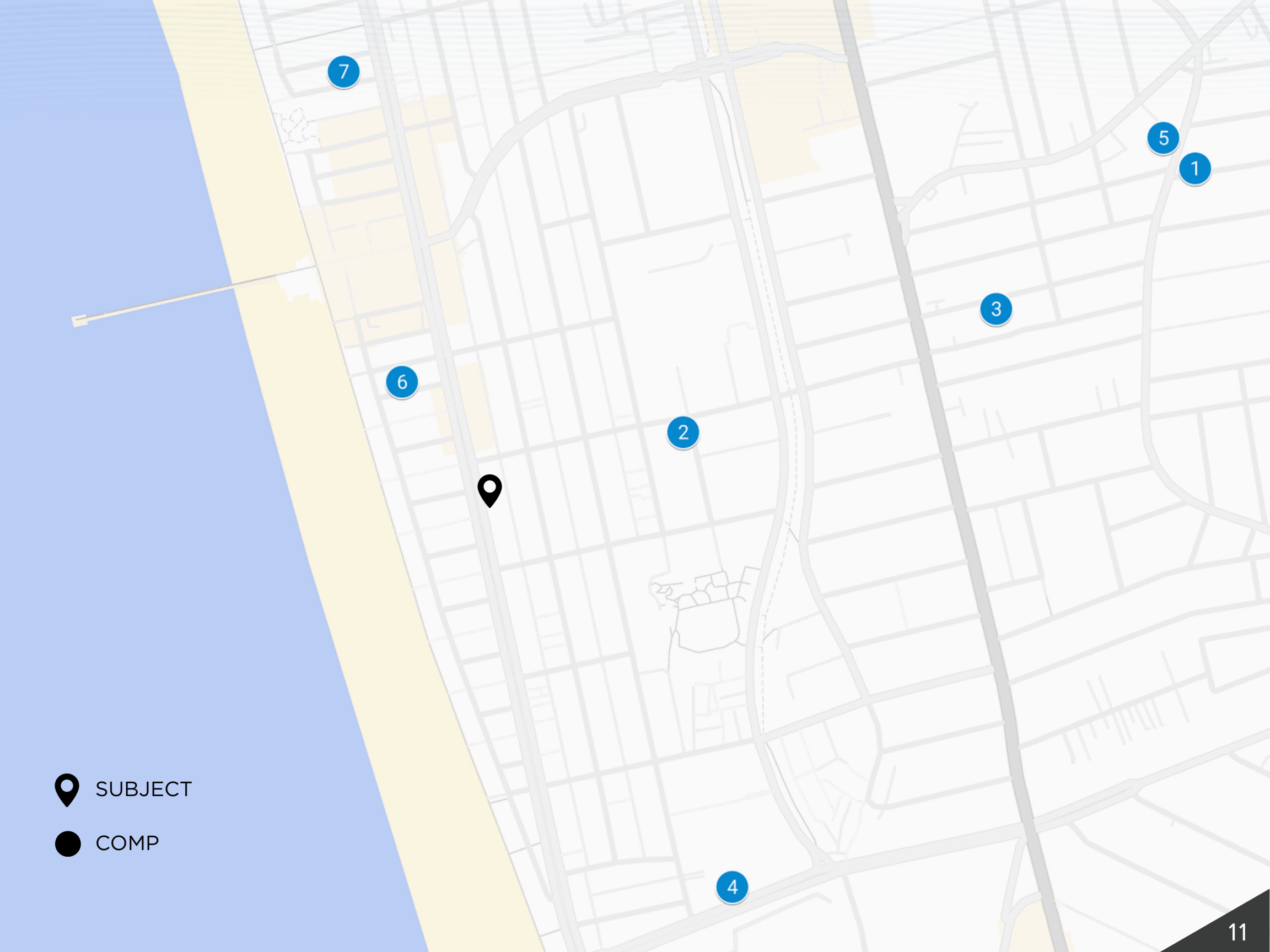
2025 ANNUAL OPERATING SUMMARY *Cont.*

	718 Hermosa Avenue	Monthly	Annual
Licenses and Permits	Licenses and Permits	\$12.6	\$151.3
Other Expenses	Other Expenses	\$84.4	\$1,012.5
	Total for Other Expenses	\$84.4	\$1,012.5
Unit Maintenance Request Costs	UM - Appliances	\$44.5	\$533.5
	UM - GeneralUM - UM - General	\$2,246.1	\$26,953.7
	UM - Materials	\$45.50	\$546.00
	UM - Plumbing	\$32.50	\$390.00
	Total for Unit Maintenance Request Costs	\$2,368.6	\$28,423.2
Unit Turnover Costs	Unit Turnover Costs	\$627.1	\$7,525.0
	UT - Cleaning	\$147.92	\$1,775.00
	Total for Unit Turnover Costs	\$775.0	\$9,300.0
Utilities	Electricity	\$48.5	\$581.6
	Gas	\$43.1	\$517.7
	Trash Pickup	\$25.5	\$306.0
	Water	\$25.5	\$306.02
	Total for Utilities	\$154.3	\$1,851.19
	Total Expense	\$7,849.8	\$94,198.08
	Net Operating Income	-\$2,120.2	-\$25,442.86
Net Income	-\$2,120.2	-\$25,442.9	

HERMOSA LEASE COMPS

Hermosa Studio Rental Comps

Address	Year Built	Property Type	Floor Plan	Asking Rent	Square Feet	\$/SF
(1) 1002 Prospect Ave	1955	Triplex	Studio	\$3,200	400	8.00
(2) 440 8th St	1974	Apartment	Studio	\$2,595	500	5.19
(3) 912 8th Pl	1928	Duplex	Studio	\$2,650	600	4.42
(4) 415 Herondo	1973	Apartment	Studio	\$2,774	562	4.94
(4) 415 Herondo	1973	Apartment	Studio	\$2,829	512	5.53
(4) 415 Herondo	1973	Apartment	Studio	\$2,544	408	6.24
(4) 415 Herondo	1973	Apartment	Studio	\$2,440	360	6.78
(5) 1015 Prospect Ave	1959	Apartment	Studio	\$2,500	560	4.46
(6) 36 10th St	1955	Apartment	Studio	\$1,850	200	9.25
(7) 77 15th St	1972	Apartment	Studio	\$2,450	400	6.13
AVERAGE				\$2,583	450	\$6.09



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1


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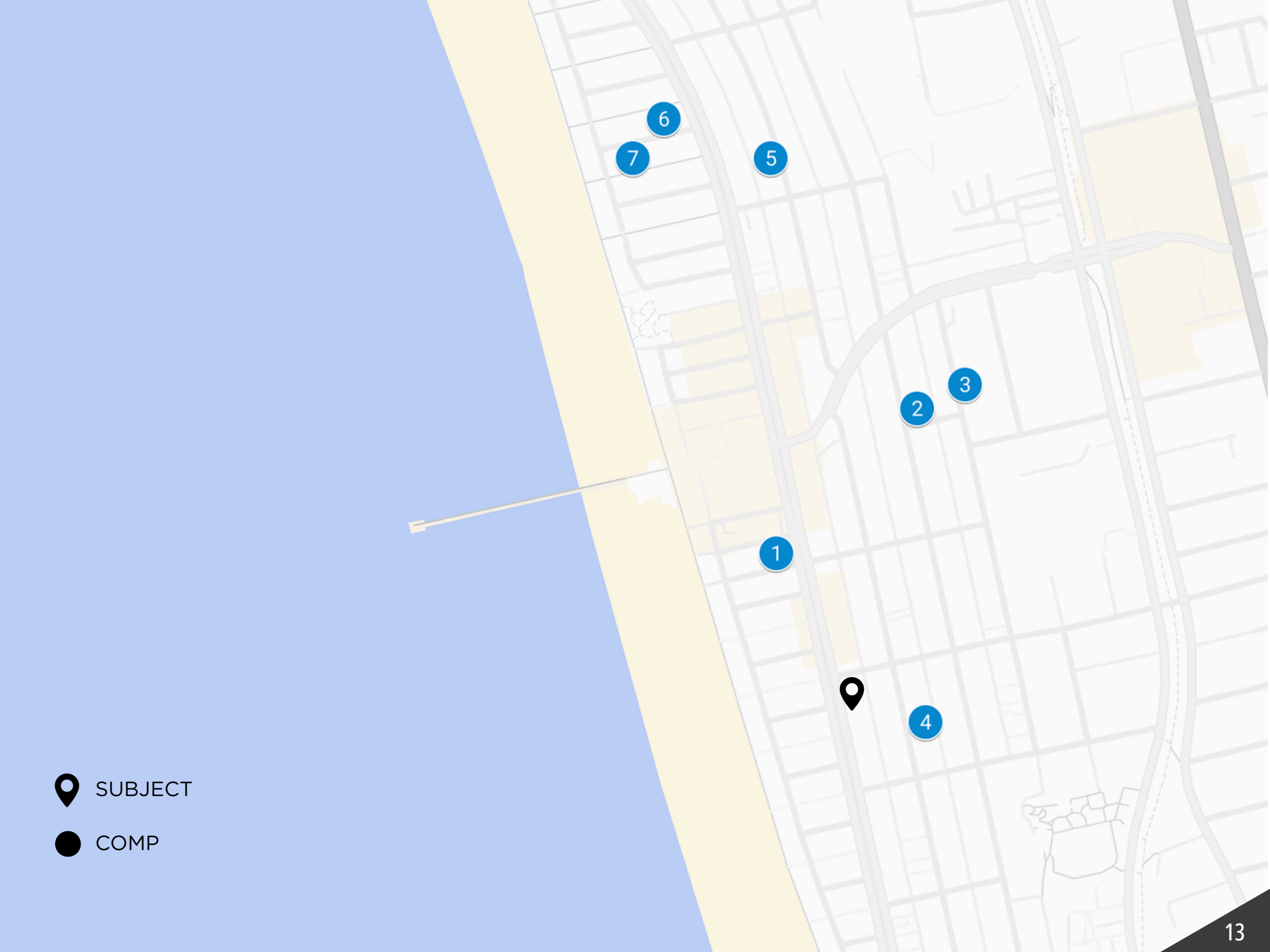
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 SUBJECT

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Hermosa TWO-Bed Rental Comps

Address	Year Built	Property Type	Floor Plan	Asking Rent	Avg Square Feet	\$/SF
(1) 65 10th St	1972	Apartment	2 Bed/1 Bath	\$4,180	950	4.40
(2) 1100 Monterey Blvd	1965	Apartment	2 Bed/2 Bath	\$3,950	1000	3.95
(3) 1126 Loma Dr	1923	Triplex	2 Bed/1 Bath	\$4,975	1100	4.52
(4) 644 Manhattan Ave	1979	Apartment	2 Bed/2 Bath	\$4,500	1100	4.09
(5) 1633 Manhattan Ave	1963	Quadruplex	2 Bed/1 Bath	\$6,000	1100	5.45
(6) 78 18th St	1924	Quadruplex	2 Bed/1 Bath	\$5,500	1000	5.50
(7) 35 17th St	1922	Apartment	2 Bed/1 Bath	\$3,200	650	4.92
AVERAGE				\$4,615	986	\$4.68



 SUBJECT

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By accepting receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold and treat it in the strictest confidence; and
3. You will not disclose or permit any other person to disclose this Offering Memorandum or its contents in any manner detrimental to the interests of the Seller.

The Seller and DOMO Real Estate expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers to purchase the Portfolio and to terminate discussions with any party at any time until a written and fully executed purchase and sale agreement has been delivered.

If you elect not to pursue this opportunity or discontinue discussions, you agree to promptly destroy or return all materials relating to the Portfolio, including this Offering Memorandum.

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